

047.0

0003

0005.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

945,600 / 945,600

USE VALUE:

945,600 / 945,600

ASSESSED:

945,600 / 945,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WEBCOWET RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BALINT GERGELY &	
Owner 2: DEBANNE ESTELLE	
Owner 3:	

Street 1: 19 WEBCOWET ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: NEELEY JUSTINE -

Owner 2: -

Street 1: 19 WEBCOWET ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,094 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Wood Shingle Exterior and 2303 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4094		Sq. Ft.	Site		0	80.	1.33	1									434,255						434,300	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										33298
										GIS Ref
										GIS Ref
										Insp Date
										12/01/18

!3984!

## USER DEFINED

Prior Id # 1:	33298
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	19:05:33
LAST REV	
Date	Time
06/10/19	15:30:02
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID										
047.0-0003-0005.B										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	511,300	0	4,094.	434,300	945,600	945,600	Year End Roll	12/18/2019
2019	101	FV	393,300	0	4,094.	461,400	854,700	854,700	Year End Roll	1/3/2019
2018	101	FV	393,300	0	4,094.	336,500	729,800	729,800	Year End Roll	12/20/2017
2017	101	FV	393,300	0	4,094.	293,100	686,400	686,400	Year End Roll	1/3/2017
2016	101	FV	393,300	0	4,094.	249,700	643,000	643,000	Year End	1/4/2016
2015	101	FV	366,200	0	4,094.	244,300	610,500	610,500	Year End Roll	12/11/2014
2014	101	FV	338,600	0	4,094.	200,800	539,400	539,400	Year End Roll	12/16/2013
2013	101	FV	338,600	0	4,094.	191,100	529,700	529,700		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
NEELEY JUSTINE,	63414-230		3/27/2014		702,000	No	No				
GRIFFITH JOHN M	51349-391		6/24/2008		539,000	No	No				
MURRAY PAUL M	28655-100		6/2/1998		275,000	No	No	Y			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2019	239	New Wind	1,978	C				
7/15/2008	777	Redo Bat	6,500	C				
11/8/2004	1079	Manual	30,400					CHANGE 2 SEASON PO

## ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Entry Denied	372	PATRIOT
6/6/2005	Permit Visit	BR	B Rossignol
3/29/2000	Inspected	263	PATRIOT
2/29/2000	Measured	270	PATRIOT
8/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA / / /

